File No. 270800488

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 11:09 2 pgs
Fees:13.00 Taxes:388.13
20070905-0106501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires FEB. 22, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa E. Cunningham	~~Rosa E. Cunningham~~ Bank of America	120-02-0-167.00
(NAME)	(NAME)	
1311 Mercury Drive	9000 Southside Blvd. Bldg. 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Jacksonville FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Charles L. Barnett, married* HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa E. Cunningham, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 119 on the plan of Stardust Acres, of record in Book 1424, Page 92, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles L. Barnett by Special Warranty Deed from Homecomings Financial Network, Inc. of record in Instrument No. 20070521-0060065, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said seller.

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 1424, Page 92, Register's Office of said County.

Easement as shown of record in Deed Book 4116, Page 648, Register's Office for said County.

Easement as shown of record in Deed Book 1710, Page 98, Register's Office for said County.

Restrictive Covenants of record in Deed Book 1682, Page 1, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1311 Mercury Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of August, 2007.

Charles L. Barnett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles L. Barnett , with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 30th day of August, 2007.

Commission expires: 10-12-08

Notary Public

JACKSON M. WELCH, JR.
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270800488

RETURN TO: